TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM

Property ID: R25050

5

Inprovements Specify Security Securi	Property Information	on	
owner name/address: HERRING, STEVEN A & DIANNA R 604 ESTHER BLVD BRYAN, TX 77802-1813 full business name: land use category: current zoning: lot area (square feet): lot depth (feet): lot depth standards min. lot depth standards min. lot width standards limprovements # of buildings: building height (feet): buildings (specify): buildings (specify): buildings conform to minimum building setbacks: lot yes no (if no. specify) gapproximate construction date: 1957 accessible to the public: lot yes no (specify): lot yes no (specify): lot yes no dilapidated abandoned lot of signs: love also parking spaces striped: lot ype: lot approxed by so no parking spaces striped: lot ype: lot lot parking for existing land use: lot yes soverall condition: sufficient off-street parking for existing land use: love londition: lot get lot yes lot lot parking for existing land use: lot yes soverall condition:	property address:	604 ESTHER	
full business name: land use category: current zoning: lot area (square feet): property conforms to: min. lot area standards fortiage along Texas Avenue (feet): lot depth (feet): property conforms to: min. lot area standards fortiage along Texas Avenue (feet): lot depth (feet): property conforms to: min. lot area standards fortiage along Texas Avenue (feet): sq. footage of building: lot width standards min. lot depth standards min. lot width standards full buildings: buildings: building height (feet): buildings: buildings (specify): buildings (specify): buildings (specify): buildings conform to minimum building setbacks: ups	legal description:	CULPEPPER MANOR #1,)	BLOCK 1, LOT 7
full business name: NA type of business: t	owner name/address:	HERRING, STEVEN A & DIANN	A R
full business name:		604 ESTHER BLVD	
land use category: SF-PBS type of business: MA current zoning: PD-7 occupancy status: DELLER frontage along Texas Avenue (feet): La lot depth (feet): 128 sq. footage of building: 1094 property conforms to: min. lot area standards min. lot depth standards min. lot width standards min. lot depth standards min. lot width standards min. lot depth standards min. lot width standards min. lot width standards min. lot depth standards min. lot depth standards min. lot width standards min. lot depth standards min. lot width standards min. lot depth standards min. lot width standards min. lot depth s		BRYAN, TX 77802-1813	
current zoning:		<u> </u>	
current zoning:	land use category:	<u>SF-225</u>	type of business:
Into tarea (square feet): 12.9	current zoning:		occupancy status: 0 CCUQ-
Improvements # of buildings: building height (feet): # of stories: type of buildings (specify): # of stories: # of stories: buildings (specify): # of stories: # of stories: buildings conform to minimum building setbacks: yes no (if no, specify) approximate construction date: 1957 accessible to the public: yes no possible historic resource: yes sidewalks along Texas Avenue: yes	lot area (square feet):	9395	frontage along Texas Avenue (feet):
Improvements # of buildings: building height (feet): # of stories: type of buildings (specify): # of stories:	lot depth (feet): 12	<u> Ez</u>	sq. footage of building:1@94
# of buildings: building height (feet): # of stories: type of buildings (specify): # of stories:	property conforms to:	□ min. lot area standards □	min. lot depth standards
buildings (specify):	Improvements		a a
buildings (specify):	# of buildings:	building height (feet):	# of stories:
building/site condition: buildings conform to minimum building setbacks:			
Preestanding Signs □ yes ono □ dilapidated □ abandoned □ # of signs: □ type/material of sign: □ overall condition (specify): □ removal of any dilapidated signs suggested? □ yes □ no (specify) Off-street Parking improved: □ yes □ no parking spaces striped: □ yes □ no # of available off-street spaces: □ lot type: □ asphalt □ concrete □ other □ space sizes: □ sufficient off-street parking for existing land use: □ yes overall condition: □ yes	approximate construct	tion date: 1957 accessible to	the public:
Freestanding Signs yes no dilapidated abandoned of dilapidated abandoned of dilapidated abandoned of dilapidated signs:	other improvements:	4 yes □ no (specify) <u>UK</u>	nded or veway
□ yes ono # of signs: type/material of sign: overall condition (specify): removal of any dilapidated signs suggested? □ yes □ no (specify) Off-street Parking improved: □ yes □ no parking spaces striped: □ yes □ no # of available off-street spaces: lot type: □ asphalt □ concrete □ other space sizes: sufficient off-street parking for existing land use: □ yes overall condition:			(pipe fences, decks, carports, swimming pools, etc.)
Off-street Parking improved: yes no parking spaces striped: yes no # of available off-street spaces: lot type: no asphalt concrete nother space sizes: sufficient off-street parking for existing land use: yes overall condition:	# of signs:overall condition (spec	eify): lated signs suggested? □ yes □	no (specify)
improved: yes no parking spaces striped: yes no # of available off-street spaces: lot type: nasphalt concrete nother space sizes: sufficient off-street parking for existing land use: yes overall condition:	navenumanavevevevevejäjönmen valamanaveveve		
lot type: asphalt concrete other space sizes: sufficient off-street parking for existing land use: yes overall condition:	ω		
space sizes: sufficient off-street parking for existing land use: \(\pi \) yes overall condition:	improved: gyes one	parking spaces striped: □	yes /c no # of available off-street spaces:
overall condition:			
2			icient off-street parking for existing land use: \square yes \square no
end islands or bay dividers: □ yes 🗸 no: landscaped islands: □ yes	overall condition:		
	end islands or bay divi	ders: 🛘 yes 🔭 no:	landscaped islands: □ yes 🗼 ne

Curb Cuts on Texas Avenue 🔌 🔨
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no
if yes, which ones:
meet adjacent separation requirements: □ yes □ no meet opposite separation requirements: □ yes □ no
Landscaping
yes □ no (if none is present) is there room for landscaping on the property? □ yes □ no
comments:
Outside Storage yes no (specify) Wyselfold 900 ds tyrshillter (Type of merchandise/material/equipment stored)
dumpsters present: yes bno are dumpsters enclosed: yes no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
yes □ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: yes no
Other Comments: 11th of 14th 10 front way . Market Mark